

MEMORANDUM

June 29, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

2248

Hearing Date: 8/15/72

Petition No. Z-2488

Joseph P. Byrne

99-105 West Broadway & 54 Silver Str
South Boston

Petitioner seeks four variances to erect a two-story function hall (750 seats), retail (two stores) and garage structure in a general business (B-1) and light manufacturing (M-1) district. The proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 15-1	Floor area ratio is excessive.	1.0	1.07
Section 18-1	Front yard is insufficient (West Broadway)	20 FT	2 FT
Section 18-4	Front yard is insufficient (Silver Street)	20 FT	2 FT
Section 23-2	Off street parking is insufficient	131 spaces	30 spaces

The property, located on West Broadway between A and B Streets, contains two same residential-retail structures which would be demolished. Only 23% of the required off street parking would be provided. The facility would create additional serious traffic problems in this heavily congested commercial-industrial area. Silver Street is narrow and cannot support any significant traffic. South Boston civic groups have expressed opposition to the proposal. Recommend denial.

VOTED: That in connection with Petition No. Z-2488, brought by Joseph B. Byrne, 99-105 West Broadway and 54 Silver Street, South Boston, for four variances to erect a two-story function hall, retail and garage structure in a general business (B-1) and light manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Only 23% of the required off street parking would be provided. The facility would create additional serious traffic problems in this heavily congested commercial-industrial area. Silver Street is narrow and cannot support any significant traffic. South Boston civic groups have expressed opposition to the proposal.

Z-2488
99-105 WEST BROADWAY
(S.B.)



Board of Appeal Referrals 6/29/72

Hearing Date: 9/12/72

Petition Nos. Z-2496-2497
Henry Plotnick
902-904 (rear) & 912 Morton Street
Dorchester

Petitioner seeks six forbidden uses for a change of occupancy from garage, storage, sales of automotive parts and equipment to repair shop garage, storage, sale and display of used cars in a residential (R-.8) district and a local business (L-1) district. The proposal violates the code as follows:

902-904 Morton Street (Rear)

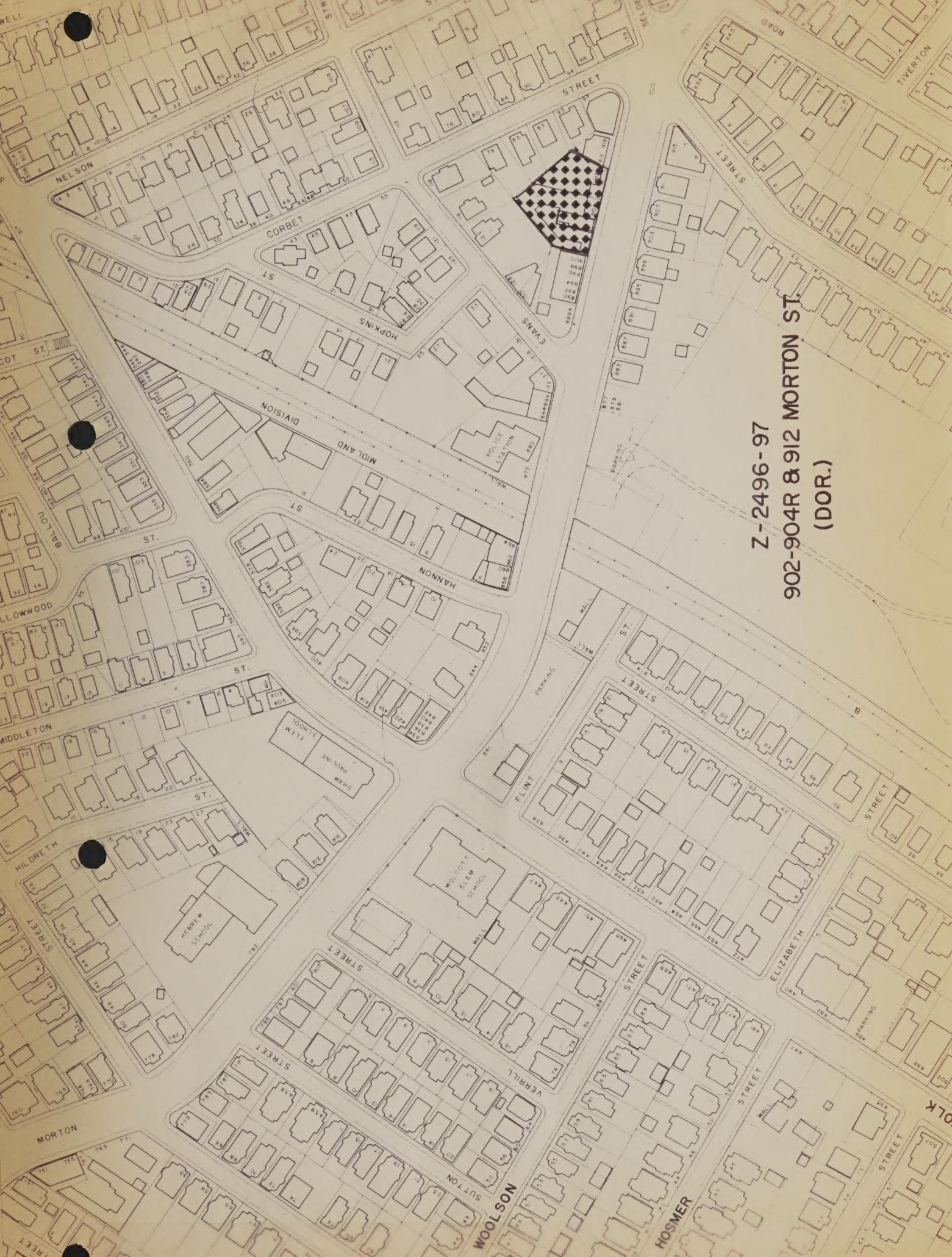
- Section 8-7. Outdoor sale or display for sale of motor vehicles is forbidden in an R-.8 district.
- Section 8-7. Sale of motor vehicles within a structure is forbidden in an R-.8 district.
- Section 8-7. A repair shop garage is forbidden in an R-.8 district.

912 Morton Street

Same Violations.

The properties, located on Morton Street between Corbet and Evans Streets, contains two, one-story structures. It is proposed to combine the buildings and lots for use as a 14 car repair shop garage and the sale, storage and display of 22 used cars. There is no objection to the existing repair shop facility provided all repairs and related parking are kept within the building and that any noise is effectively confined to the lot. However, the proposed used car expansion would be undesirable, would impede vehicular access and maneuvering and would tend to have a blighting affect on the surrounding area. Recommend approval of repair garage and denial of used car sales.

VOTED: That in connection with Petition Nos. Z-2496-2497, brought by Henry Plotnick, 902-904 (Rear) and 912 Morton Street, Dorchester, for six forbidden uses for a change of occupancy from garage, storage, sales of automotive parts and equipment to repair shop garage, storage, sale and display of used cars in a residential (R-.8) and local business (L-1) district, the Boston Redevelopment Authority recommends approval only for the existing repair shop garage provided all repairs and related parking are kept within the building and that any noise is effectively confined to the lot. The proposed used car expansion would be undesirable, would impede vehicular access and maneuvering and would tend to have a blighting affect on the surrounding area.



Z-2496-97

902-904R & 912 MORTON ST.

(DOR.)

Board of Appeal Referrals 6/29/72

Hearing Date: 9/19/72

Petition No. Z-2513
Corinora, Inc.
43-45 Preble Street
South Boston

Petitioner seeks a conditional use and a variance to erect a one story addition to a repair garage in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-6. An extension of a conditional use requires a Board of Appeal hearing.		
Section 20-1. Rear yard is insufficient.	20 ft.	4 ft.

The property, located on Preble Street at the intersection of Rogers Street, contains a one story auto repair garage. The staff recommends the following conditions: that the hours of operation be limited from 8 a.m. to 6 p.m., Monday through Saturday, with no work whatsoever on Sunday; that all repairs be performed within the building and related parking and storage be within the building; that no storage of goods or debris be allowed outside the building; that the proposed parking area be utilized solely by the occupants of the building; that the site be screened from the residence in the rear by a fence or suitable planting. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2513, brought by Corinora, Inc., 43-45 Preble Street, South Boston, for a conditional use and a variance to erect a one story addition to a repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following conditions: that the hours of operation be limited from 8 a.m. to 6 p.m., Monday through Saturday, with no work whatsoever on Sunday; that all repairs be performed within the building and related parking and storage be within the building; that no storage of goods or debris be allowed outside the building; that the proposed parking area be utilized solely by the occupants of the building; that the site be screened from the residence in the rear by a fence or suitable planting.

Z-2513

43-45 PREBLE ST.

(S.B.)



Hearing Date: 8/22/72

Petition No. Z-2517
Knute & Bernt Benson
Shell Oil Company (Lessee)
145-151 Spring Street
West Roxbury

Petitioner seeks two conditional uses and two variances to erect a gas service station and to use premises for a parking lot in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A parking lot is conditional in an L-.5 district.		
Section 8-7. A gas service station is conditional in an L-.5 district.		
Section 18-1. Front yard is insufficient. (Spring Street)	15 ft.	0
Section 18-4. Front yard is insufficient. (Gardner Street)	15 ft.	0

The property, located on Spring Street at the intersection of Gardner Street, contains a gas service station which would be demolished and replaced by a modern three bay facility including pump islands, lighting and signs. The staff recommends that the new construction comply with the Board of Appeal guidelines for new gas service facilities; that all curbcuts are in accord with PWD specifications; that proposed off street parking area be for exclusive use of the abutting apartment buildings. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2517, brought by Knute & Bernt Benson, 145-151 Spring Street, West Roxbury, for two conditional uses and two variances to erect a gas service station and use premises for a parking lot in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following conditions: that the new facility comply with the Board of Appeal guidelines for gas service stations; that all curbcuts are in accord with PWD specifications; that the proposed off street parking area be for the exclusive use of the abutting apartment buildings.



Z-2517
145-151 SPRING ST.
(W.R.)

Board of Appeal Referrals 6/29/72

Hearing Date: 7/18/72

Petition No. Z-2529

Benito Tauro

365-367 Chelsea Street, East Boston

Petitioner seeks a variance to erect two additions and for a change of occupancy from a store and two apartments to a retail hardware store in a general business (B-1) District. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 15-1 Floor area ratio is excessive.	1.0	2.0

The property, located on Chelsea Street at Day Square, contains a three-story fire damaged frame structure. An immediate action permit was issued in May to perform fire repairs and remove cause of complaint. The proposed use will be consistent with existing business uses in the Day Square area. Recommend approval.

VOTED: That in connection with Petition No. Z-2529, brought by Benito Tauro, 365-367 Chelsea Street, East Boston, to erect two additions and for a change of occupancy from two apartments and store to a retail hardware store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. The proposed use will be consistent with existing business uses in the Day Square area.

Z-2529
365-367 CHELSEA ST.
(E.B.)



Board of Appeal Referrals 6/29/72

Hearing Date: 9/19/72

Petition No. Z-2531
Hinds & Coon Company
118 B Street
South Boston

Petitioner seeks two variances to legalize a warehouse - office building and erect a one story addition in a light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 18-4. Front yard is insufficient.	20 ft.	10 ft.
Section 20-1. Rear yard is insufficient.	20 ft.	5 ft.

The property, located on B Street between Athens and West Third Streets, contains a three story structure. The petitioner has maintained a power transmission equipment office and storage operation at the site since 1961. The staff recommends that the proposed expansion conform with the required 20 foot setback on West Third Street. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2531, brought by Hinds & Coon Company, 118 B Street, South Boston, for two variances to legalize existing warehouse - office occupancy and erect a one story addition in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval provided that the proposed expansion conform with the required 20 foot setback on West Third Street.

Z-2531
118 B ST.
(S.B.)



Board of Appeal Referrals 6/29/72

Hearing Date: 7/25/72

Petition No. Z-2532
Robert N. Burnes
1285-1287 Hyde Park Avenue
Hyde Park

Petitioner seeks a variance for a change of occupancy from a store to a hall and furniture store in a general business (B-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 23-2. Off street parking is insufficient.	47 spaces	18 spaces

The property, located on Hyde Park Avenue at Cleary Square, contains a two story and basement structure. The furniture store is existing; primary uses for the proposed second floor hall would be meetings and social functions. The staff recommends that the petitioner enter into an agreement with abutting merchants for use of rear area to provide required off street parking. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2532, brought by Robert N. Burnes, 1285-1287 Hyde Park Avenue, Hyde Park, for a variance for a change of occupancy from a store to a hall and furniture store in a general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that the petitioner enter into an agreement with abutting merchants for use of rear area to provide required off street parking.



Z-2532
1285-1287 HYDE PARK AVE.
(H.P.)

Board of Appeal Referrals 6/29/72

Hearing Date: 9/19/72

Petition No. Z-2533

Paul Donahue

270 Corey Street, West Roxbury

Petitioner seeks two variances to erect a one family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

		<u>Req'd</u>	<u>Proposed</u>
Section 14-1	Lot area is insufficient	6,000 SF	4578
Section 18-4	Front yard is insufficient	25 FT	8 FT

The property, located on Corey Street at the intersection of Dwinell Street, contains 4578 square feet of vacant land. The proposed residence is consistent with the single family nature of the neighborhood. Adjacent properties will not be adversely affected by the violations.

Recommend approval.

VOTED: That in connection with Petition No. Z-2533, brought by Paul Donahue, 270 Corey Street, West Roxbury, for two variances to erect a one-family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The proposed residence is consistent with the single family nature of the neighborhood. Adjacent properties will not be adversely affected by the violations.

270 COREY ST.
(W. R.)

Board of Appeal Referrals 6/29/72

Hearing Date: 9/26/72

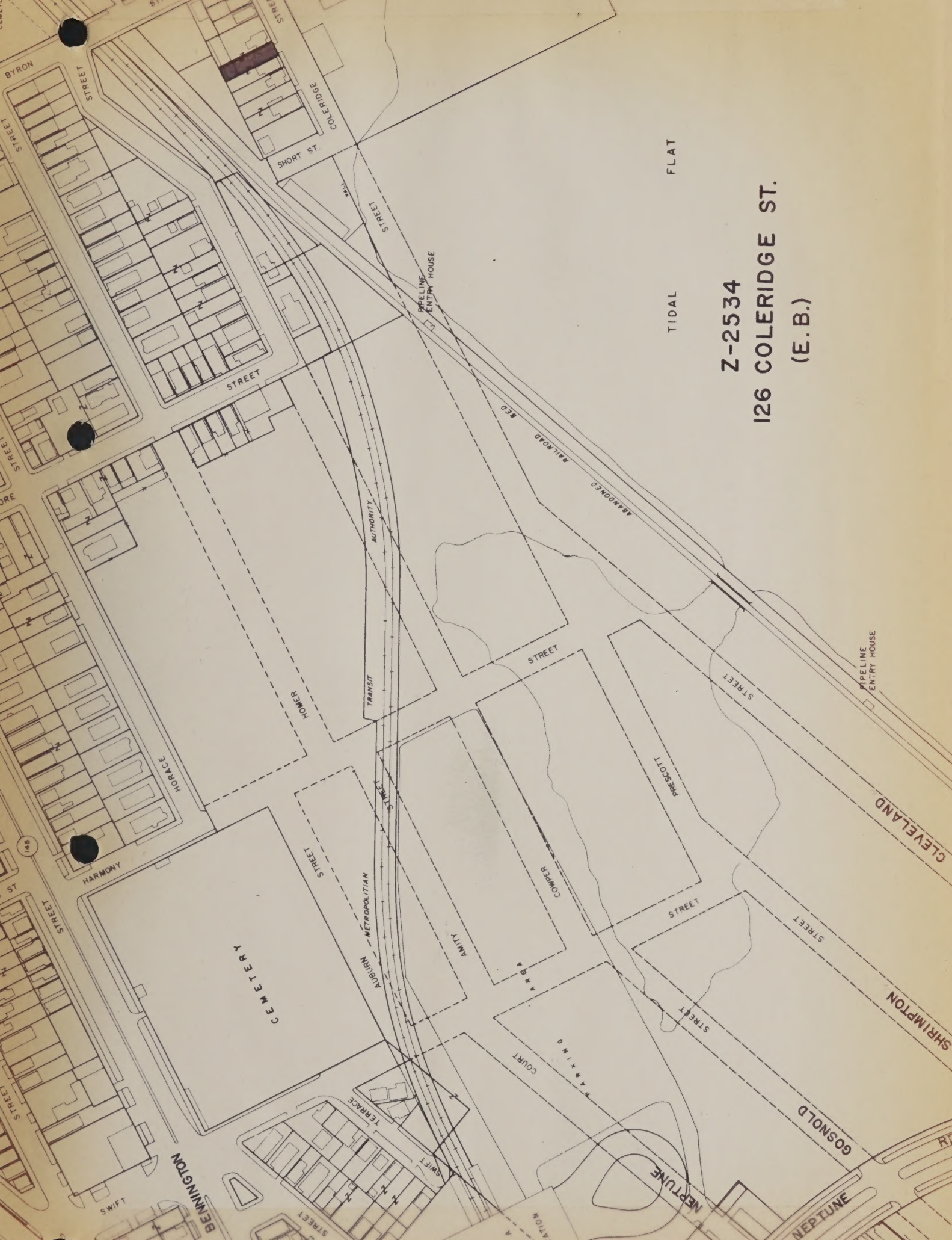
Petition No. Z-2534
John J. Spano
126 Coleridge Street
East Boston

Petitioner seeks a forbidden use to erect a swimming pool in a residential (R-.5) district. The proposal violates the code as follows:

Section 8-7. A swimming pool within four feet of a lot line is forbidden.

The property, located on Coleridge Street between Short and Byron Streets, contains a one family dwelling. An above grade 12 ft. x 24 ft. pool would be located in the rear of the structure. The violation is minimal and would not adversely affect adjacent properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2534, brought by John J. Spano, 126 Coleridge Street, East Boston, for a forbidden use to erect a swimming pool in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. The violation is minimal and would not adversely affect adjacent properties.



TIDAL FLAT

Z-2534
126 COLERIDGE ST.
(E.B.)

Board of Appeal Referrals 6/29/72

Hearing Date: 7/18/72

Petition No. Z-2537
Association of Boston Urban Priests
Rev. William H. Mullin
19 High Street, Dorchester

Petitioner seeks a forbidden use and a variance for a change of occupancy from a three family dwelling to a lodging house (halfway house) in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. An institution for the rehabilitation of women with respect to alcoholic problems is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	210 sf/du

The property, located on High Street near the intersection of Hancock Street, contains a three story frame structure. The proposed use will provide lodging accommodations, counselling and employment assistance. The average residence would not exceed 3-4 months. The following conditions are recommended: that no structural alterations be allowed; that the conditional use be in the name of and extend to the use of appellant only; that the permit expire upon sale, lease or other disposition of the whole or any part of the building by the appellant; that upon expiration of the permit, the three family occupancy is restored to the structure. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2537, brought by Association of Boston Urban Priests, 19 High Street, Dorchester, for a forbidden use and a variance for a change of occupancy from a three family dwelling to a lodging house (halfway house) in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following conditions: that no structural alterations be allowed; that the conditional use be in the name of and extend to the use of appellant only; that the permit expire upon sale, lease or other disposition of the whole or any part of the building by the appellant; that upon expiration of the permit, the three family occupancy is restored to the structure.

Z-2537
19 HIGH ST.
(DOR.)



